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STATE MS.-DESOTO CO.
FILED

MAY 19 1 11 PM '00

Prepared by and
Return to: William F. Hagan
Post Office Box 679
Hernando, MS. 38632
(601) 429-9048

BK373 PG 186
W.F. HAGAN, CLERK

SEHER K. JOHNSON NIX,

Grantor

TO

CODY INVESTMENTS, INC.,

Grantee

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **SEHER K. JOHNSON NIX**, being formerly known as **SEHER K. JOHNSON**, do hereby grant, bargain, sell, convey, and warrant to **CODY INVESTMENTS, INC.**, that certain real property lying and being situated in the City of Southaven, DeSoto County, Mississippi, and being more particularly described as follows:

Lot 122, Section B, Ross Pointe P.U.D., in Section 2, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 54, Pages 8-9, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Southaven, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 54, Pages 8-9, and/or elsewhere of the records of DeSoto County, Mississippi; and subject to taxes for the year 2000 and all subsequent years.

Taxes for the year 2000 are being pro-rated on an estimated basis as part of this closing. Grantor shall be liable to Grantee for any shortages in such pro-rated amount which may be determined upon publication of such taxes. Grantee, its successors and/or assigns shall be liable for the taxes for all succeeding years.

Grantor hereby covenants and warrants that said real property comprises no part of her homestead, and that it is not necessary for her spouse or any other person or party to join in this conveyance.

Possession is given upon delivery of this Deed.

Witness my signature, this the 18th day of May, 2000.

Seher K. Johnson Nix
SEHER K. JOHNSON NIX

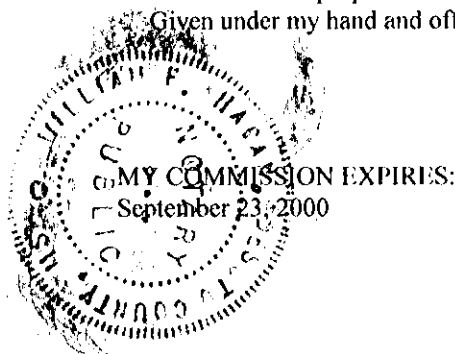
Ms. Seher K. J. Nix
3677 Tannia Cove
Hernando, MS 38632
Home: (662) 449-3470
Work: (662) 444-3470

Cody Investments, Inc.
1460 Robertson Road No.
Hernando, MS 38632
Office: (662) 569-6722

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named **SEHER K. JOHNSON NIX**, who acknowledged that she signed and delivered the above and foregoing **WARRANTY DEED** as her free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 18th day of May, 2000.



William F. Hagan
NOTARY PUBLIC